

2009 REZONING SCHEDULE  
COUNTY OF GREENVILLE

	JAN HEARING	FEB HEARING	MAR HEARING	APR HEARING	MAY HEARING	JUN HEARING	N O R T H  E A R L I N G  S C H E D U L E  D	AUG HEARING	SEPT HEARING	OCT HEARING	NOV HEARING	N O R T H  E A R L I N G  S C H E D U L E  D
APPLICATION DEADLINE ★ <b>THURSDAY</b> 4:00 P.M.	DEC 4	JAN 15	FEB 12	MAR 12	APR 16	MAY 14		JUL 9	AUG 13	SEP 17	OCT 15	
SIGN POSTING DATE 8:00 A.M. OR EVENING BEFORE	DEC 12	JAN 23	FEB 20	MAR 20	APR 24	MAY 22		JUL 17	AUG 21	SEP 25	OCT 23	
PUBLIC HEARING 6:30 P.M. COUNCIL CHAMBERS	JAN 12	FEB 16	MAR 16	APR 20	MAY 18	JUN 15		AUG 17	SEP 14	OCT 19	NOV 16	
FIRST READING 6:30 P.M. COUNCIL CHAMBERS	JAN 20	FEB 17	MAR 17	APR 21	MAY 19	JUN 16		AUG 18	SEP 15	OCT 20	NOV 17	
PLANNING COMMISSION 4:30 P.M. CONFERENCE ROOM D	JAN 28	FEB 25	MAR 25	APR 22	MAY 27	JUN 24		AUG 26	SEP 23	OCT 28	NOV 25	
PWPD COMMITTEE 5:00 P.M. CONFERENCE ROOM D	FEB 2	MAR 2	MAR 6	MAY 4	JUN 1	AUG 3		AUG 31	OCT 5	NOV 2	TBA	
SECOND READING 6:30 P.M. COUNCIL CHAMBERS	FEB 17	MAR 17	APR 21	MAY 19	JUN 16	AUG 18		SEP 15	OCT 20	NOV 17	TBA	
THIRD READING 6:30 P.M. COUNCIL CHAMBERS	MAR 3	APR 7	MAY 5	JUN 2	AUG 4	SEP 1		OCT 6	NOV 3	TBA	TBA	
Effective Date of Adoption	MAR 4	APR 8	MAY 6	JUN 3	AUG 5	SEP 2		OCT 7	NOV 4	TBA	TBA	

ALL DATES SUBJECT TO CHANGE TBA - *To be announced*



# The Rezoning Process in Greenville County

## What is involved in the process and how do I start?

Obtain an application from the Planning Department staff or via the web at [www.greenvilleplanning.com](http://www.greenvilleplanning.com) and submit with the appropriate fee shown below to the GCPD by the deadline found on the back of the brochure.

### How to file a request

Greenville County Council hears all requests for rezoning in the unincorporated areas of the county. Applications for rezoning may be filed by the property owner, or an authorized representative of the property owner(s) at the Planning Department office. If a rezoning request is for a portion of a lot, a boundary survey must accompany the application.

### May I find the rezoning history of a particular parcel?

Yes, you may conduct a Zoning History search at [www.greenvilleplanning.com](http://www.greenvilleplanning.com). Select Zoning, scroll down, select [Search of all Zoning Applications](#). Then input various data such as property owner name, parcel ID, street name, etc.

#### Zoning Search

Enter **Owner(s) Name** (i.e. Thomas )  
**Or:** Enter **Docket No.** CZ- (i.e. 2004-054)  
**Or:** Enter **Parcel Id.** (i.e. 123456)  
**Or:** Enter **Street** (i.e. Main St)

### Why rezone property?

- To allow for a use that is not currently allowed under the existing zoning designation.
- To allow for increased development such as rezoning to a higher density residential district.

### Who may rezone property?

- A property owner or an authorized representative of a property owner such as a realtor, engineer, attorney, etc.
- County Council or the Planning Commission also may initiate a rezoning of property.

### How to determine the zoning of a particular parcel

The Official Zoning Map is available on the Internet at [www.gcgis.org](http://www.gcgis.org). Additionally, the Planning Department will verify a parcel's zoning in writing upon receipt of a written request that includes the relevant PIN number(s) - **the number on the property tax notice**. There is a fee of \$10.00 per 3 parcels for this service.

## Notice of Public Hearing

Upon receipt of the application and filing fee, the planning staff will provide the applicant with hearing notice signs, which must be posted on the subject property by the applicant a minimum of

15 days prior to the public hearing. The Planning Department also places a legal ad in the newspaper advertising the request 15 days prior to the public hearing. Public hearings are held monthly, except in the months of July and December. Relevant dates for rezoning requests this year are on the back of the brochure.



## What happens at the Public Hearings?

Public hearings are held before members of County Council at County Square. The following procedure is customarily followed:

- The staff presents a brief report explaining the request which describes the land uses, zoning classification, and zoning history for the site and surrounding area.
- The applicant and other persons in support of the request are allowed a total of 10 minutes to present their comments in favor of the request (*20 minutes if the request is a Planned Development*).
- Those persons in opposition are then allowed a total of 10 minutes to present their comments against the request (*20 minutes if the request is a Planned Development*).
- County Council does not allow rebuttals or closing remarks.

REZONING  
HEARING  
[www.greenvilleplanning.com](http://www.greenvilleplanning.com)  
467-7477

Zoning Requested	FEE SCHEDULE									
	Acreage 1 or less	2 or less	3 or less	4 or less	5 or less	6 or less	7 or less	8 or less	9 or less	9.1 or Greater
Districts	Dollars									
Single-Family Residential	70.00	100.00	135.00	170.00	205.00	240.00	270.00	305.00	340.00	350.00
Multifamily Residential	205.00	240.00	270.00	305.00	340.00	375.00	405.00	440.00	475.00	500.00
Nonresidential Districts	270.00	305.00	340.00	375.00	405.00	440.00	475.00	510.00	540.00	600.00
PD (\$650)										
Text Amendments (\$100)										
Site Plan Review (\$75)										

Questions should be directed to Greenville County Planning Department Telephone: 467-7270  
Internet: [www.greenvilleplanning.com](http://www.greenvilleplanning.com) County Zoning Maps [www.gcgis.org](http://www.gcgis.org)

Planned Development Applications **require a pre-submittal conference with Planning staff a minimum of 10 days prior to the application deadline.**  
Revised October 22, 2008



STAFF REPORTS TO COUNCIL - WHAT HAPPENS AFTER THE PUBLIC HEARING?

Prior to the public hearing, the Planning Department staff prepares a report that includes an analysis of the request and a recommended action. The staff report is presented at the monthly meeting of the Greenville County Planning Commission and is available to the public the following day. Planning Department reports are forwarded to the PWPD Committee, and subsequently to the remainder of County Council.

• FIRST READING

The rezoning request is entered into the public record and is given First Reading by County Council on the Tuesday following the public hearing. The request is formally forwarded to the Planning Commission and PWPD committee for their recommendations.

• RECOMMENDATION OF THE GREENVILLE COUNTY PLANNING COMMISSION

The Planning Commission meets on the 4th Wednesday of every month. After the Commission reviews the staff’s recommendation, it votes to approve, deny or amend the request. The Commission’s recommendation is then forwarded to the Public Works, Planning and Development (PWPD) Committee for further consideration.

• SECOND AND THIRD READING BY COUNCIL

The PWPD Committee’s recommendation is presented at the next County Council meeting for Second Reading. A vote is taken by full Council to approve, deny, or amend the request at Second Reading. The By-Laws of County Council require a favorable simple majority (7 votes) to approve a rezoning request. Eight votes are required to approve a request following a recommendation of denial from the Planning Commission. *If the request is denied, Third Reading is not given and the applicant is notified by mail of the denial. If Council votes to approve the request at Second Reading, the request proceeds to the next meeting of Council for Third Reading. The requested change is effective on the day following the Third Reading*

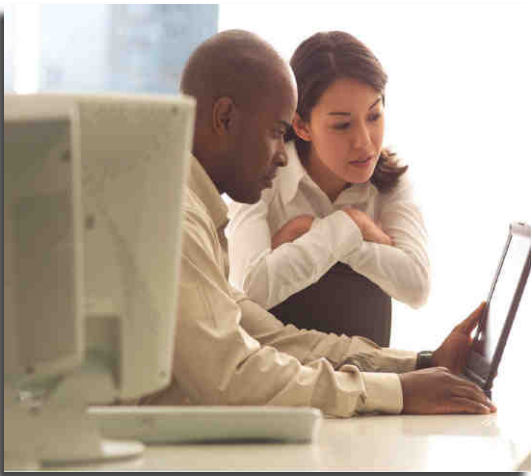
NOTIFICATION OF COUNCIL’S DECISION

The Planning Department informs the applicant of Council’s decision by mail. A notification is also sent to the County offices of Codes Enforcement and Real Property Services.

REAPPLICATION WHEN DENIED

If a rezoning request is denied, no new request may be filed for the same or a less restrictive zoning classification until one (1) year from the date of denial of the rezoning by County Council.

A request for a more restrictive classification is not subject to the one-year waiting period. Any challenges to an action of County Council may be filed in Circuit Court.



HOW TO SUPPORT OR OPPOSE A REZONING REQUEST

Persons interested in supporting or opposing a rezoning request should attend the public hearing. At the public hearing, each side is allowed a total of 10 minutes to present comments to Council (*20 minutes if the request is a Planned Development*). Because of time limitations, it is advisable that large groups choose a spokesperson. The spokesperson may ask those who favor/oppose the request to stand. This allows those who share the same view to be recognized by Council. All meetings of the Greenville County Planning Commission and County Council’s Committee are open to the public. Although interested persons may attend these meetings as well, the only opportunity for public comment is at the Public Hearing. Additionally, petitions and letters to support or oppose a request may be filed. Petition forms are available at the Planning Department office and on the web site:

www.greenvilleplanning.com

ZONING CLASSIFICATIONS

DISTRICTS	RESIDENTIAL DISTRICTS								
	SINGLE-FAMILY			TWO-FAMILY		MULTIFAMILY		MANUFACTURED	
	Lot Area <sup>1</sup>	Density	Lot Width	Area	Width	Area <sup>2</sup>	Density	Area	Density
R-7.5	7,500	5.8/ acre	30'	—	—	—	—	—	—
R-10	10,000	4.3/ acre	30'	—	—	—	—	—	—
R-12	12,000	3.6/ acre	30'	—	—	—	—	—	—
R-15	15,000	2.9/ acre	30'	—	—	—	—	—	—
R-20	20,000	2.1/ acre	30'	—	—	—	—	—	—
R-S (with water)	25,000	1.7/ acre	30'	—	—	—	—	—	—
R-S (no water)	37,000	1.2/ acre	30'	—	—	—	—	—	—
R-R1	1 Acre	1/ acre	75'	—	—	—	—	—	—
R-R3	3 Acres	1/ 3 acres	150'	—	—	—	—	—	—
R-M2/ R-M20	N/A	Per district	30'	7,500	30'	2 acres	Per district	—	—
R-M10	N/A	10/ acre	30'	None	30'	2 acres	10/ acre	—	—
R-MA	7,500	5.8/ acre	30'	None	30'	12,000	20/ acre	—	—
R-MHP	—	—	—	—	—	—	—	2 acres	9/ acre <sup>3</sup>

NON-RESIDENTIAL DISTRICTS

O-D	Office District	Provides for professional office uses such as real estate, accounting offices, etc.
C-1 <sup>4</sup>	Commercial	Provides commercial establishments for the convenience of local residents.
C-2	Commercial	Provides for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. <i>The C-2 district is the only district in Greenville County that allows for ABC (Liquor Sales) and Night Clubs/Taverns.</i>
C-3	Commercial	Provides for the development of commercial and light service land uses that are oriented to customers traveling by automobile.
S-1	Services	Provides for a transition between commercial and industrial districts.
I-1	Industrial	Provides for manufacturing plants, assembly plants, and warehouses.

SPECIAL PURPOSE AND REVIEW DISTRICTS

N-C <sup>5</sup>	Neighborhood Commercial	Provides for mixed-use development containing commercial, professional offices, and residential uses scaled to meet the convenient shopping and personal service needs of the surrounding neighborhood.
POD	Planned Office District	Provides for mixed-use development, containing professional offices and residential development designed to be compatible with the surrounding development.
I-2	Industrial Park District	Provides a high level of design quality, site amenities, and open space for light industry, warehouse distribution, research and development operations, and similar industrial uses with compatible operations within a park atmosphere.
PD	Planned Development District	Provides for creative and innovative design of mixed use developments by removing some of the restrictions of conventional zoning.
AP	Airport Protective District	Encourages development that is compatible with the proper and safe operation of aircraft in the vicinity of the county’s major airport, particularly with respect to height and noise compatibility.
ESD-PM	Environmentally Sensitive District-Paris Mountain	Protects the environmentally sensitive nature of Paris Mountain by encouraging the property and safe placement of structure in conformance with the natural landform, landscape, and existing plant life.

- NOTES
1. Area shown in square feet. There is no minimum lot area in development of clustered homes.

2. Minimum area for multifamily development.

3. Lot size of 4,500 sq. ft. for each unit.

4. Maximum commercial sq. ft. 75,000

5. Maximum commercial sq. ft. 30,000